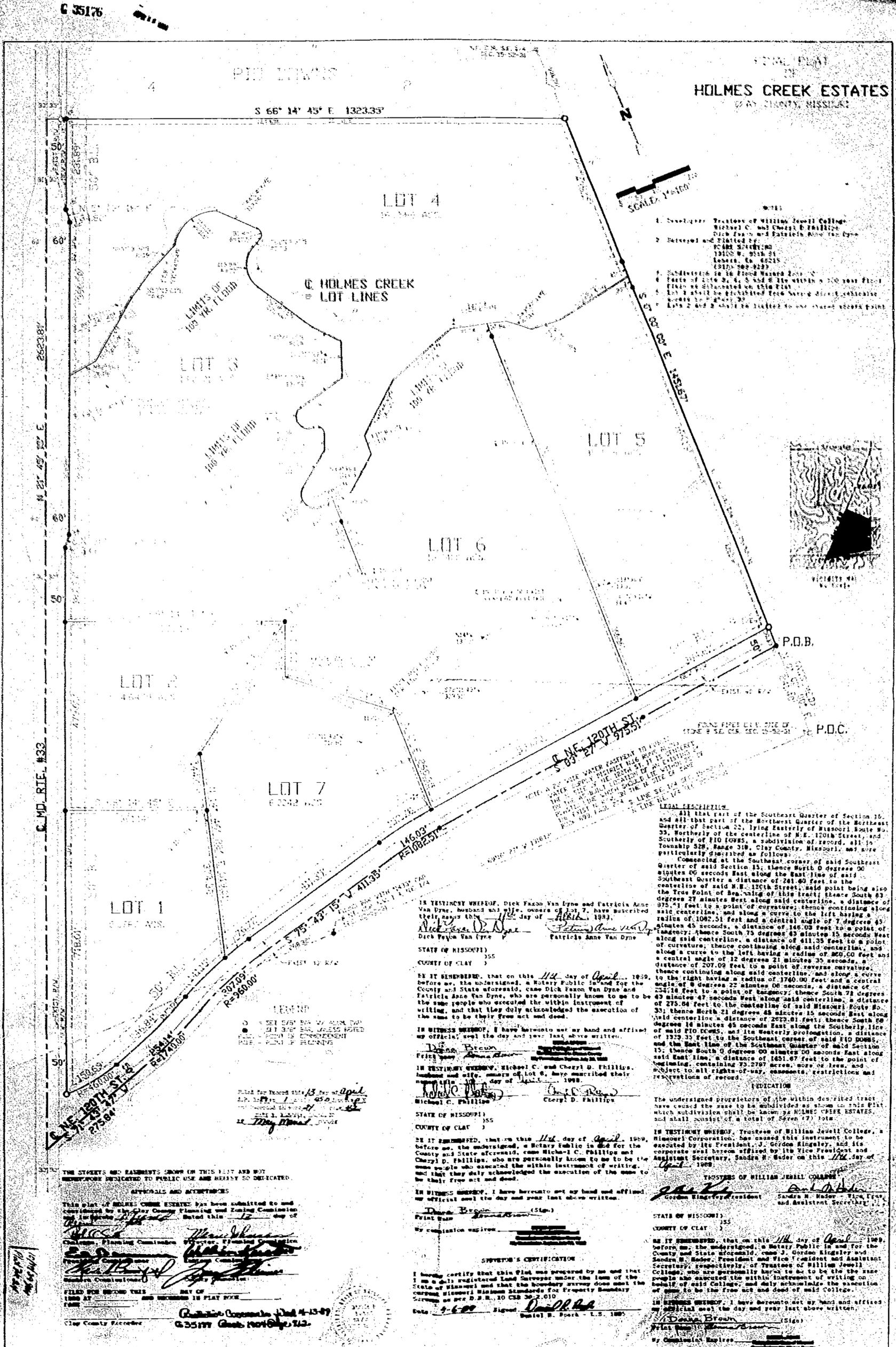


Clay County, Missouri Land Survey Document



HOLMES CREEK ESTATES CLAY COUNTY, MISSOURI

- NOTES**
1. Developer: Trustees of William Jewell College - Michael C. and Cheryl D. Phillips, Dick Faxon and Patricia Anne Van Dyne
 2. Surveyed and Platted by: DONALD B. BROWN, 13100 W. 25th St, Lebanon, Mo. 64505, (816) 588-9229
 3. Subdivision is in Block Numbered Lots
 4. Parts of Lots 2, 4, 5 and 6 lie within a 100 year flood plain as delineated on 1516 Plat
 5. Lot 1 shall be prohibited from being used for residential purposes
 6. Lots 2 and 3 shall be limited to one shared street front

LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 16, and all that part of the Northwest Quarter of the Northeast Quarter of Section 23, lying easterly of Missouri Route No. 33, northerly of the centerline of W.E. 170th Street, and southerly of R10 RDWES, a subdivision of record, all in Township 32N, Range 31E, Clay County, Missouri, and more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of said Section 16; thence North 0 degrees 00 minutes 00 seconds East along the East line of said Southeast Quarter of said R. 170th Street, a distance of 241.40 feet to the centerline of said R. 170th Street; said point being also the True Point of Beginning of this tract; thence South 83 degrees 27 minutes 45 seconds East along said centerline, a distance of 1087.51 feet and a central angle of 7 degrees 45 minutes 45 seconds, a distance of 146.03 feet to a point of tangency; thence South 75 degrees 43 minutes 15 seconds East along said centerline, a distance of 411.35 feet to a point of tangency; thence continuing along said centerline, and along a curve to the left having a radius of 820.00 feet and a central angle of 12 degrees 21 minutes 35 seconds, a distance of 207.09 feet to a point of reverse curvature; thence continuing along said centerline and along a curve to the right having a radius of 1740.00 feet and a central angle of 8 degrees 22 minutes 06 seconds, a distance of 247.18 feet to a point of tangency; thence South 78 degrees 43 minutes 47 seconds East along said centerline, a distance of 275.84 feet to the centerline of said R10 RDWES; thence North 21 degrees 48 minutes 15 seconds East along said centerline, a distance of 2073.01 feet; thence South 60 degrees 16 minutes 48 seconds East along the southerly line of said R10 RDWES, and its westerly prolongation, a distance of 1329.33 feet to the Southeast corner of said S10 DOWMS, and the East line of the Southeast Quarter of said Section 16; thence South 0 degrees 00 minutes 00 seconds East along said East line, a distance of 1431.67 feet to the point of beginning, containing 73,2797 acres, more or less, and subject to all rights-of-way, easements, restrictions and reservations of record.

IN TESTIMONY WHEREOF, Dick Faxon Van Dyne and Patricia Anne Van Dyne, husband and wife, owners of Lot 7, have subscribed their names this 11th day of April, 1989.

Dick Faxon Van Dyne
Dick Faxon Van Dyne
Patricia Anne Van Dyne
Patricia Anne Van Dyne

STATE OF MISSOURI)
COUNTY OF CLAY)

BE IT REMEMBERED, that on this 11th day of April, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dick Faxon Van Dyne and Patricia Anne Van Dyne, who are personally known to me to be the same people who executed the within instrument of writing, and that they duly acknowledged the execution of the same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Donna Brown
Donna Brown (Sign)
Notary Public

IN TESTIMONY WHEREOF, Michael C. and Cheryl D. Phillips, husband and wife, owners of Lot 6, have subscribed their names this 11th day of April, 1989.

Michael C. Phillips
Michael C. Phillips
Cheryl D. Phillips
Cheryl D. Phillips

STATE OF MISSOURI)
COUNTY OF CLAY)

BE IT REMEMBERED, that on this 11th day of April, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael C. Phillips and Cheryl D. Phillips, who are personally known to me to be the same people who executed the within instrument of writing, and that they duly acknowledged the execution of the same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Donna Brown
Donna Brown (Sign)
Notary Public

STATEMENT'S CERTIFICATION

I hereby certify that this Plat was prepared by me and that I am a duly registered Land Surveyor under the laws of the State of Missouri and that the boundary survey does meet the current Missouri Minimum Standards for Property Boundary Surveys as per D.B.M. 20 C.S.B. 20-2.010.

Date: 4-11-89 Signed: *Donald B. Brown*
Donald B. Brown - L.S. 188

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Donna Brown
Donna Brown (Sign)
Notary Public

APPROVALS AND ACCEPTANCES

This plat of HOLMES CREEK ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission and approved. Dated this 12 day of April, 1989.

Michael C. Phillips
Michael C. Phillips
Cheryl D. Phillips
Cheryl D. Phillips
Donna Brown
Donna Brown (Sign)
Notary Public

FILED FOR RECORD THIS 12 DAY OF APRIL, 1989 AT CLAY COUNTY AND RECORDED IN PLAT BOOK 35176

Clay County Recorder
Clay County Recorder (Seal)
35176 Plat Book 112